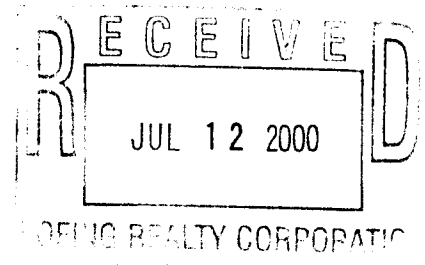


July 7, 2000

Mr. George E. Peterson  
President  
Project Dimensions, Inc.  
3 Park Plaza, Suite 1490  
Irvine, CA 92614



Re: Initial Analysis: Boeing Long Beach Re-Use

Dear George:

We have had a chance to digest the information presented at the June 30, 2000 full team meeting and have outlined an initial scope of work to support the planning process. Since the project land plan is in a very conceptual state, we plan to compile the basic information related to existing buildings and site conditions that will be required throughout the planning and development cycle. In the short term, the information will be valuable for understanding the magnitude of the demolition costs and providing insight as to the impact of physical conditions on project phasing.

We propose to complete the following tasks:

- **Collect Relevant Available Information:** Obtain CAD files from EDAW and Psomas related to land plans, infrastructure, environmental issues and existing site conditions. Obtain relevant drawings of existing buildings to obtain basic building information.
- **Inspect and Inventory Existing Buildings:** Conduct a preliminary site inspection of each building to obtain qualitative information to supplement information that is currently available. See attached exhibit.
- **Document Boeing's Operational Requirements:** Document Boeing's operational requirements that will impact the interim and long-term development plans and project phasing.
- **Analysis of Preliminary Constraints:** Analyze the previous information to identify buildings that can be demolished early in the planning process, buildings with interim income generating potential and major obstacles to be addressed in both the interim and long term development plans.
- **Overall Demolition Costs:** Provide a baseline, preliminary estimate of demolition costs with building and site components shown separately. The preliminary estimate will be an order of magnitude estimate that will change materially once the land plan and project phasing are established.



- Assist with Preliminary Phasing Plan: Explore phasing alternatives with the other team members who are focused on land plan, market acceptance and other site constraint considerations.

The above information will allow us to provide insight during the conceptual planning process and provide the foundation for more detailed analysis of the preferred land plan(s) that are ultimately selected. We plan to contact Mario to arrange access to existing building information and the premises.

Let's discuss your thoughts on our approach to the Initial Analysis and ways to efficiently obtain the information we are seeking.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kent'.

Kent F. Haggerty  
Principal

cc: S. Mario Stavale

## BOEING - LONG BEACH PRELIMINARY BUILDING INVENTORY

[illegible]

### Interim Re-use Potential Key

### A - Immediate Demolition Consideration

### B - Low Interim Re-use Potential

### C - High Interim Re-sue Potential

**Snyder Langston**

Preliminary Building Inventory.xls; Sheet1